

# PORT OF GATEWAY WAREHOUSE

5527 W 290 N, Hurricane, UT 84737



## EXECUTIVE SUMMARY



**SALE PRICE**

**\$1,200,000**

### OFFERING SUMMARY

Year Built:	2025
Building Size:	6,000 SF
Zoning:	Industrial

### LOCATION OVERVIEW

I-15 Exit 16, north on Old Highway 91, east on 290 N. Across from Litehouse Foods, BLVD Home, and other tenants.

### PROPERTY OVERVIEW

New construction warehouse for sale in the Port of Gateway. Near the Walmart Distribution Center, Litehouse Foods, FedEx, Orgill and others. Great location with visibility of the freeway and near a future freeway offramp. Available for immediate occupancy! \*Images are of an example building

### PROPERTY HIGHLIGHTS

- Under construction
- Concrete parking and yard area
- 3 - 12'x14' rollup doors with glass
- 200A 120/208 - 3 Phase power
- One 11'x11' office + bathroom
- LED warehouse lighting
- 10' x 8' store front glass entry
- Great location just off the freeway in the Gateway Industrial Park

For More Information:

TRAVIS PARRY, SIOR  
435.359.4901  
travis@linxcre.com



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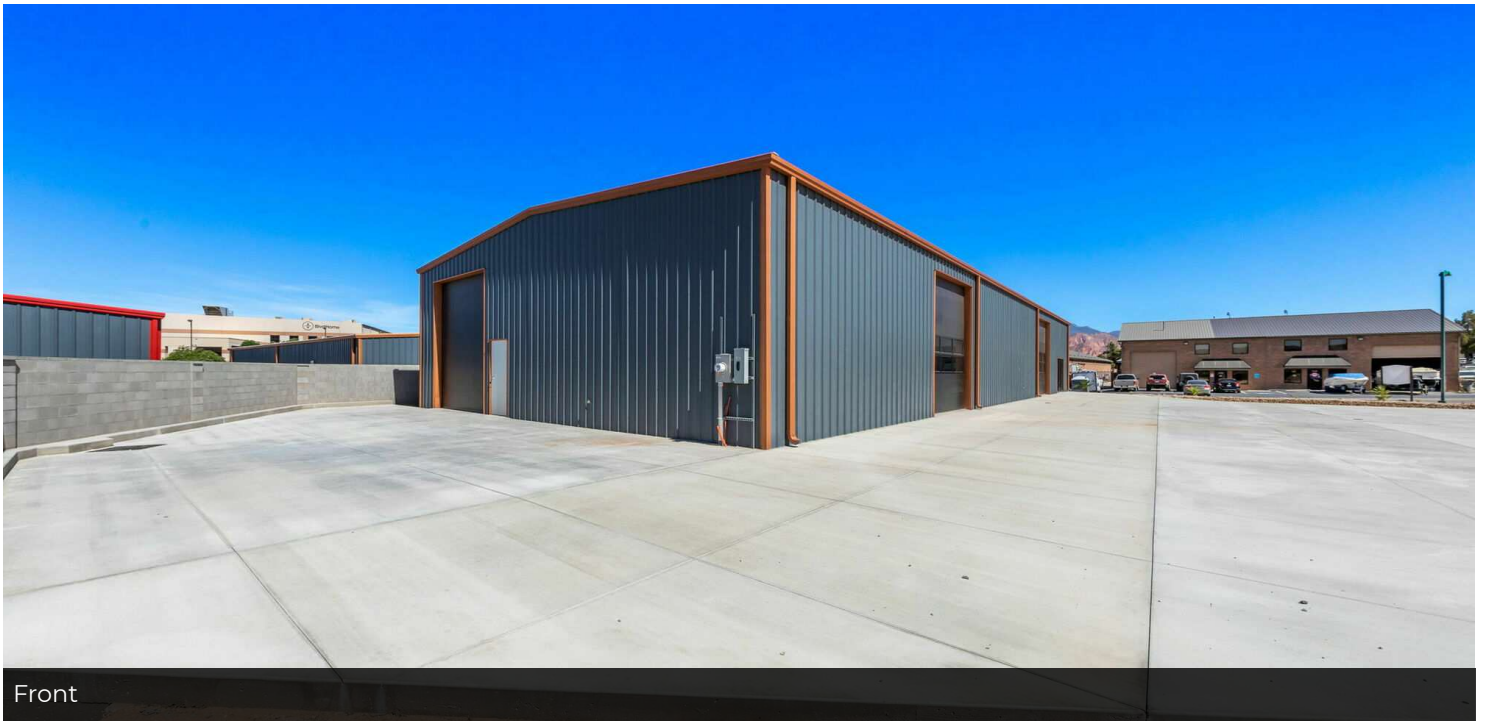
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## ADDITIONAL PHOTOS



Front



Front

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## ADDITIONAL PHOTOS



Warehouse



Warehouse

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## ADDITIONAL PHOTOS



Front Office



Plat Map

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## AERIAL MAP



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*For More Information:*

#### TRAVIS PARRY, SIOR

Partner  
435.359.4901  
travis@linxcre.com

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2 West St. George Blvd  
St. George, UT 84770  
435.359.4900 | linxcre.com

